



# Fauquier County Volunteer Fire & Rescue Association

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## **FIRE AND RESCUE CIP UPDATE OF PHASE ONE PROJECTS**

**January, 28<sup>th</sup> 2007**

### **CATLETT FIRE AND RESCUE STATION**

- Building Architect 99% complete. Drawings are ready for bidding. Some small value engineering changes being completed
- Architect has mailed bid documents for USDA loan process. Waiting to hear from Jim Allen.
- Civil site plan has been submitted to county for third and final review and we are awaiting comments.
- Demolitions of all sting buildings are complete. Lot is ready for site work / construction to begin.
- Anticipated start date is still March/April 2007, pending county processes completed.
- Revising current cost estimate from final drawings

### **REMINGTON FIRE AND RESCUE STATION**

- Building Plans and civil plans are complete and approved by the county. Plans are at the permit office awaiting contractor to be assigned and pick up.
- Zoning has been approved.
- Project has been bid out per all USDA requirements and Bid opening occurred two weeks ago. No contract has been awarded at this time.
- Project came in over budget. The CIP committee and McCarron Construction Management currently evaluating some value engineering prospects. Once review complete and recommendations have been made we will discuss options with the lower bidder.
- Site costs have driven considerably due to VDOT comments to make improvements to storm water management within the town for several blocks.
- USDA Loan has been approved and currently waiting for the funds to drop down to the local office before loan closing can occur.
- CIP committee along with Remington currently working with the finance office for alternatives to fund project overages within VFRA current debt service.
- Project is ready to start as soon as USDA funds are in place and evaluation of project overages is complete.
- Moral obligation letter needs to be approved once amount is finalized.

### **NEW BALTIMORE FIRE AND RESCUE STATION**

- Building Architecture 90% complete. Final review being conducted by New Baltimore FD.
- Current cost estimate will be complete sometime next week. CIP committee will review for budget compliance and most likely sent to McCarron Construction Management for recommendations to the committee and New Baltimore.
- Special Exception approved by the planning commission and forwarded to BOS for approval.
- Still waiting for proffer to be complete and site plat recorded so letters of condition by USDA can be drafted. Without legal description we are on hold. This is becoming crucial to our anticipated start date. Cost increases could occur with this delay.

- Construction documents are expected to be ready by April.
- Final civil site plan VDOT comments were addressed this week and should be resubmitted soon.
- We are unclear of the status of the proffered site work start date.

## **WARRENTON FIRE AND RESCUE STATION**

- Building and Civil plans are complete and approved. Project is currently under permit
- Project has been bid out and lower bidder has been awarded contract.
- Cost estimate for all items, hard cost, scope changes, soft costs, contingencies, utility upgrades and closing costs had project approximately 900k over budget.
- Upon permitting, Town of Warrenton required that all improvements to current standards must be met for the basement area which had been planned to be left unfinished and completed at a later date. Improvements now must be included in order to obtain occupancy.
- Warrenton FD has already valued engineered cost overages by reducing site size. CIP committee met and reviewed all changes last week and agreed to minimal scope changes.
- Original approved project cost of \$3,855,000.00 is now \$4,300,00.00
- CIP committee along with Warrenton FD is currently working with the Finance office for alternatives to fund project overages within VFRA current debt service.
- Project starting this week. Warrenton FD will close on first loan for \$2.9 million to get underway. Project scope changes have been sent to USDA for approval.
- Once alternative funding is reviewed and agreed upon Warrenton FD will close second loan for only the amount needed to meet the \$4.3 million.
- Moral obligation letter currently approved for \$3.5 will need to be adjusted.

## **PHASE II PROJECT UPDATES**

### **BEALETON SUB STATION**

- Template for station has been created based on proposed site layout
- Current cost estimate is being revised.
- Until County Staff can provide further information and timing on proposed proffer we are holding on moving on soft engineering.
- Once Remington reimburses current soft cost we will be ready to go.

## **THE PLAINS VOLUNTEER FIRE COMPANY**

- Previously consulted with Hughes group to identify needs for renovation and constraints of building in The Town of the Plains
- Currently working on acquisition of property needed to improve existing facility with expansion and renovation.
- Will proceed with Conceptual design once acquisition is complete and soft cost become available.

## **ORLEAN VOLUNTEER FIRE COMPANY**

- Previously consulted with Fire station architectural design firm to identify needs and site constraints.
- Working on determining usage and contractual constraints of properties owned.
- Waiting for soft cost funds to become available to move forward with design.

## **UPPERVILLE VOLUNTEER FIRE COMPANY**

- As a department have worked on there concept of a renovation and addition to improve facilities.
- Waiting for soft cost funds to become available to move forward with conceptual design.
- Ready to move forward.
- Addition to parking facilities completed in 2006 that will be incorporated into expansion.

## **SMALL PROJECTS CURRENTLY SUBMITTED TO CIP FOR REVIEW**

- MARSHALL VOLUNTEER FIRE DEPARTMENT- Installation of an emergency generator approx 25-30K

Sincerely,

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President Fire and Rescue Association  
Fauquier County  
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VRS • Catlett VFC • Goldvein VFC & Rescue • Marshall VRS • New Baltimore VFC & Rescue • Orlean VFC •  
Cedar Run VRS • Lois VFC